

SUZANNE LANYI CHARLES

107 West Sibley Hall
Cornell University
Ithaca, New York 14853-6701
(607) 255-5940
scharles@cornell.edu

ACADEMIC POSITIONS

- 2015-present Cornell University, City and Regional Planning/Baker Program in Real Estate, Ithaca, NY
Assistant Professor of City and Regional Planning
Graduate Fields: City and Regional Planning, Real Estate, Regional Science
- 2013-2015 Northeastern University, School of Architecture, Boston, MA
Assistant Professor of Architecture
- 2011-2013 University of Michigan, Taubman College of Architecture and Urban Planning, Ann Arbor, MI
Assistant Professor of Urban Planning
Faculty Excellence Award, 2012-2013
- 2010 Harvard University, Graduate School of Design, Cambridge, MA
Lecturer in Urban Planning and Design
- 2009 Harvard University, Core Curriculum of Harvard College, Cambridge, MA
Head Teaching Fellow
- 2007-2009 Harvard University, Graduate School of Design, Cambridge, MA
Teaching Fellow

EDUCATION

- 2011 (March) Harvard University, Graduate School of Design, Cambridge, MA
Doctor of Design
Dissertation: Suburban Gentrification: Residential Redevelopment and Neighborhood Change
Committee: Richard Peiser, Susan Fainstein, Judith Grant Long, Daniel McMillen (Univ. of IL)
- 2005 Harvard University, Graduate School of Design, Cambridge, MA
Master in Design Studies, with Distinction
- 1994 Arizona State University, College of Architecture and Environmental Design, Tempe, AZ
Master in Architecture
- 1992 University of Illinois at Urbana-Champaign, College of Architecture, Urbana, IL
Bachelor of Science in Architectural Studies
- 1990-1991 École Nationale Supérieure d'Architecture de Versailles, Versailles, France

PUBLICATIONS

Peer-reviewed

Charles, S. L. (forthcoming). The design studio as a pedagogical device in teaching real estate development. *Journal of Real Estate Practice and Education*.

Charles, S. L. (2014). The spatio-temporal pattern of housing redevelopment in suburban Chicago, 2000-2010. *Urban Studies*, 51(12), pp. 2646-2664.

Charles, S. L. (2013). Understanding the determinants of single-family residential redevelopment in the inner-ring suburbs of Chicago. *Urban Studies*, 50(8), pp. 1505-1522.

Orescovic, N. M., Roth, P., Charles, S. L., Tsigaridi, D., Shepherd, K., Nelson, K., & Bar, M. (2014). Re-grounding LEED: attributes of form in the built environment that influence perceived walkability. *Journal of Architectural and Planning Research*, 31(3), pp. 218-232.

Book Chapters

Charles, S. L. (2017). Teardowns and reinvestment in the inner-ring suburbs of Chicago. In G. Squires, E. Heurkens, & R. Peiser (Eds.), *Companion to Real Estate Development*. New York: Routledge.

Invited Essays

Charles, S. L. (2016). Artifact review: memorandum of agreement between Rock Chapel Marine and Chelsea, Massachusetts. *Journal of Architectural Education*, 70(1), pp. 188-189.

CONFERENCE PRESENTATIONS

- 2016 "Graduate real estate education: the ULI Hines student urban design competition as a pedagogical tool" presented at the American Real Estate Society (ARES) Meeting, Denver, CO, March 29 – April 2, 2016.
- 2015 "The studio as a pedagogical device in teaching real estate finance and development" presented at the Association of Collegiate Schools of Planning (ACSP) Annual Meeting, Houston, TX, October 22, 2015.
- "Suburban transformation: a typology of inner-ring suburban neighborhoods," presented at the Research Committee 43 Conference (Housing and the Built Environment) International Sociological Association, Chicago, IL, September 18, 2015.
- "Rebuilding suburbia: a typology of inner-ring suburban neighborhoods experiencing redevelopment" delivered at the Association of American Geographers (AAG) Annual Meeting, Chicago, IL, April 21, 2015.
- 2014 "Teaching real estate financial analysis in a design studio context: urban planning and architecture studio implementations" delivered at the International Association of Housing Science Annual Meeting (IAHS), Madeira, Portugal, December 16-19, 2014.

- 2013 “Teardowns and McMansions: residents’ attitudes and experiences of neighborhood change in an inner-ring suburb of Chicago” delivered at the Association of American Geographers (AAG) Annual Meeting, Los Angeles, CA, April 11, 2013.

CONFERENCE PRESENTATIONS, CONTINUED

- 2012 “Residents’ perceptions of and attitudes toward neighborhood change in an inner-ring suburb of Chicago,” delivered at the Association of Collegiate Schools of Planning (ACSP) Annual Meeting, Cincinnati, OH, November 1, 2012.
- “Suburban gentrification: exploring the spatial patterns of residential redevelopment in the inner-ring suburbs of Chicago, IL, 2000-2010,” delivered at the Association of American Geographers (AAG) Annual Meeting, New York, NY, February 27, 2012 and at the Association of Collegiate Schools of Planning (ACSP) Annual Meeting, Salt Lake City, UT, October 16, 2011. Served as session discussant for the panel “Changing Suburbs” at the 2011 ACSP Annual Meeting.
- 2011 “There goes the (suburban) neighborhood: using 2010 census data to study gentrification in the inner-ring suburbs of Chicago,” delivered at the Suburbs and the 2010 Census Conference, Arlington, VA, July 15, 2011.
- “Exploring the contours of suburban gentrification,” delivered at the Urban Affairs Association (UAA) Annual Meeting, New Orleans, LA, March 18, 2011. Served as session moderator for the panel “Gentrification.”
- 2010 “Suburban gentrification: the spatial and temporal dynamics of single-family residential redevelopment,” delivered at the Association of Collegiate Schools of Planning (ACSP) Annual Meeting, Minneapolis, MN, October 7, 2010 and at the Research Committee 21 Conference (Sociology of Urban and Regional Development) International Sociological Association, Amsterdam, The Netherlands, July 7, 2011.
- 2009 “Rebuilding suburbia: the spatial and temporal dynamics of single-family residential redevelopment,” delivered at the Diverse Suburb: History, Politics, and Prospects Conference at Hofstra University, Hempstead, NY, October 24, 2009.
- “Suburban gentrification?” delivered at the Association of Collegiate Schools of Planning (ACSP) Annual Meeting, Washington DC, October 3, 2009.
- “Suburban gentrification: examining the determinants of single-family residential redevelopment,” delivered at the American Real Estate and Urban Economics Association (AREUEA) Mid-year Meeting, Washington DC, June 4, 2009 and at the Urban Affairs Association (UAA) Annual Meeting, Chicago IL, March 5, 2009.

INVITED LECTURES/PRESENTATIONS

- 2016 “Sprawl and suburban redevelopment/preservation,” presented in response to Robert Bruegmann’s keynote address at the Cornell Historic Preservation Planning 40th Anniversary Symposium, Ithaca, NY, October 15, 2016.
- “70 Acres in Chicago,” film screening and discussion moderated by Suzanne Charles, New York, NY, October 14, 2016.

Curriculum Vitae

“Residential real estate redevelopment in postwar suburbia,” presented to the Advisory Council of the Baker Program in Real Estate at Cornell University, New York, NY, October 13, 2016.

INVITED LECTURES/PRESENTATIONS, CONTINUED

- 2016 “Teardowns and McMansions in postwar suburbia,” presented to the Advisory Council of the College of Architecture, Art, and Planning at Cornell University, Ithaca, NY, May 9, 2016.
- 2013 “Teardowns and McMansions in postwar suburbia,” presented at InterActions in the College of Arts Media and Design at Northeastern University, Boston, MA, October 31, 2013.
- “Gentrification and the suburbs,” presented at Simon Fraser University as part of the Gentrification and the City speaker series, Vancouver, British Columbia, March 19, 2013.
- “Rebuilding suburbia: teardowns and McMansions in inner-ring suburban neighborhoods,” presented at Northeastern University School of Architecture, Boston, MA, March 1, 2013.
- 2012 “Structuring real estate development finance,” presented to the Ross School of Business at the University of Michigan, Ann Arbor, MI, November 19, 2012.
- 2011 “Suburban gentrification,” presented as part of the Urban and Regional Research Collaborative (URRC) lecture/discussion series at the Taubman College of Architecture and Urban Planning at the University of Michigan, Ann Arbor, MI, December 2, 2012.
- “Using spatial analysis techniques in the study of residential redevelopment patterns,” presented at the Spatial Econometrics workshop at the Pennsylvania State University Population Research Institute, State College, PA, June 24, 2011.
- 2010 “Spatial analysis of residential redevelopment activity in the inner-ring suburbs of Chicago, 2000-2008,” presented at the Advanced Spatial Pattern Analysis workshop at the University of California, Santa Barbara (UCSB) Center for Spatially Integrated Social Sciences, Santa Barbara, CA, July 23, 2010.
- “Suburban gentrification: residential redevelopment and neighborhood change,” presented at the Sam Fox School of Design and Visual Arts at Washington University in St. Louis, St., Louis, MO, April 29, 2010.

RESEARCH/TEACHING GRANTS

- 2016 Institute for the Social Sciences, Cornell University
Institute for the Social Sciences Small Grant Award for the project “Housing redevelopment and the evolution of suburban immigrant communities.” (\$6,670)
- Clarence S. Stein Institute for Urban and Landscape Studies
Teaching Grant for the film screening and panel discussion of the film, *70 Acres in Chicago*. (\$1,860)
- 2014 College of Arts Media and Design, Northeastern University
Faculty Research and Creative Activity Grant for the book project “Suburban gentrification: residential redevelopment and neighborhood change.” (\$3,000)
- 2012 International Institute, University of Michigan
Experiential Learning Fund Grant for the course “Blue Nile University City: Campus Master Plan.” (\$10,000)

RESEARCH/TEACHING GRANTS, CONTINUED

- 2012 College of Literature, Science, and the Arts, University of Michigan,
Undergraduate Research Opportunity Program, research support for the research project “The impact of suburban gentrification: case studies of two-inner-ring suburbs of Chicago, IL.”
- 2011 Rackham Graduate School, University of Michigan,
Spring/Summer Research Grant, “The impact of suburban gentrification: case studies of two-inner-ring suburbs of Chicago, IL.” (\$6,000)
- Taubman College of Architecture and Urban Planning, University of Michigan,
College Seed Fund Grant, “The impact of suburban gentrification: case studies of two-inner-ring suburbs of Chicago, IL.” (\$3,000)
- Center for Research on Learning and Teaching, University of Michigan,
Instructional Development Fund Grant, UP518 Physical Planning Workshop. (\$500)
- 2009 U.S. Department of Housing and Urban Development (HUD)
Doctoral Dissertation Research Grant, “Suburban gentrification: residential redevelopment and neighborhood change.” (\$25,000)
- Harvard Clinical and Translational Science Center
Catalyst Pilot Grant, “Use of functional neuroimaging to assess effects of viewing the built environment,” with Nicolas Oreskovic and Moshe Bar. (\$50,000)
- 2008 Joint Center for Housing Studies of Harvard University
Dissertation Research Grant, “Suburban gentrification: residential redevelopment and neighborhood change.” (\$5,000)
- Real Estate Academic Initiative at Harvard University
Dissertation Research Grant, “Suburban gentrification: residential redevelopment and neighborhood change.” (\$10,000)

MEDIA CONTRIBUTIONS (SELECTED)

- 2016 Meltzer, Erica. (2016, April 9). As ‘monster’ homes rise, should Boulder trade size for density? *Boulder Daily Camera*.
- 2015 Gopal, P., & Perlberg, H. (2015, May 27). The mansions that are swallowing suburban homes. *Bloomberg Business*.
- 2014 Podmolik, M. E. (2014, October 21). Teardowns transforming Chicago's inner suburbs. *Chicago Tribune*.
- Charles, S. L. (2014, October 7). Teardowns are transforming the American post-war suburban landscape on the LSE American Politics and Policy Blog.
- 2013 Chase, L. (2013). Research brief: understanding the determinants of single-family residential redevelopment in the inner-ring suburbs of Chicago. In Harvard University (Ed.). Cambridge, MA: Real Estate Academic Initiative at Harvard University Research Brief.
- 2011 Schroedter, A. (2011). Teardowns make a comeback in Chicago's suburbs. *Crain's Chicago Business*.

TEACHING

- 2015-present **Cornell University**
 Residential Development (CRP6580)
 Creating the Built Environment (CRP5560)
 Demographic Change and the Built Environment (CRP 3850/5850)
 Special Topics: Real Estate Operations (CRP 6591)
 Special Topics: Real Estate Competitions (CRP 6594)
- 2013-2015 **Northeastern University**
 Housing and Aggregation Studio (ARCH5110)
 Case Studies I, Case Studies in Professional Practice (ARCH6430)
 Real Estate Development and Design (ARCH2550)
- 2011-2013 **University of Michigan**
 Financing Real Estate Development (UP566)
 Physical Planning Studio/Chicago Urban Laboratory (UP518)
 Integrative Field Experience, Capstone, (UP634)
 Fundamentals of Planning Practice (UP505)
- 2010 **Harvard University, Graduate School of Design**
 Analytic Methods of Urban Planning: Quantitative (5218 M3)
 Analytic Methods of Urban Planning: Qualitative (5218 M4)
- 2009 **Harvard University, Harvard College**
 Designing the American City, Head Teaching Fellow for Prof. Alex Krieger (LAB-20)

TEACHING, CONTINUED

- 2007-2009 **Harvard University, Graduate School of Design**
 Real Estate Finance and Development, Teaching Fellow for Prof. Richard Peiser (5204)
 Advanced Real Estate Finance and Development, Teaching Fellow for Prof. Richard Peiser (5303)
 Field Studies in Real Estate, Teaching Fellow for Prof. Richard Peiser, (5212)
- 1999 **University of Colorado Denver, College of Architecture and Planning, Denver, CO**
 Design Studio I

SERVICE

- Cornell University**
College level
- 2016-present Stein Institute Review Committee, member
- Department level**
- 2016-present Cornell Real Estate Women, faculty advisor
 Regional Science MA and PhD Admissions committee, member
 City and Regional Planning and Baker Program in Real Estate Synchronization committee, member
 Cornell Real Estate Conference Steering Committee, member
- 2015-2016 Diversity Recruiting Event in NYC, ad-hoc organizational committee, member

Curriculum Vitae

Exhibitions Committee, member

2013-2015

Northeastern University
University level

Faculty Senate, member (elected)

College level

College of Arts Media and Design (CAMD) Dean Search Committee, member (elected)

Department level

Bachelor of Science in Architectural Studies Degree Committee, member

Real Estate Development and Design, track coordinator

AIA Continuing Education, chair

Faculty Search Committee, Information Design, member

2011-2013

University of Michigan
University level

Advisory Committee for the Real Estate Development Certificate, Member

College level

Space Planning Committee, member

Strategic Planning Committee, member

Master of Urban Design Task Force, member

ULI/Hines Urban Design Competition, Finalist Team, advisor

ULI/Hines Urban Design Competition, advisor

Department level

Master of Urban Planning Admissions Committee, Member

Faculty Search Committee, Urban Studies Cluster Hire, Member

Professional

2013-2015

Boston Society of Architects (BSA), Member of the Board of Directors (appointed)

Manuscript/Other Reviews

Peer reviewer, *Environment and Planning A*

Peer reviewer, *Journal of Planning Literature*

Peer reviewer, *Urban Studies*

Peer reviewer, *Urban Geography*

Peer reviewer, *Landscape and Urban Planning*

Reviewer, *Outcast Films*

Invited Design Review Critic

Harvard University Graduate School of Design

University of Michigan Taubman College of Architecture and Urban Planning

Roger Williams University

Illinois Institute of Technology

University of Illinois at Chicago

University of Colorado Denver

Professional Licenses and Selected Affiliations

Licensed Architect, Massachusetts (current)

American Institute of Architects (AIA), member

AIA New York State and AIA Southern New York, member

National Council of Architectural Registration Boards (NCARB), Certified Architect

OTHER PROFESSIONAL EXPERIENCE

Real Estate Consulting

2005-2006 **The Weitzman Group**, New York, NY
Assistant Vice President

Architecture

2001-2005 **Booth Hansen Architects**, Chicago, IL
Vice President, 2003-2005; **Associate**, 2001-2003; **Staff Architect**, 2001

2000-2001 **Gensler**, Chicago, IL
Architect

1998-2000 **Roth + Sheppard Architects**, Denver, CO
Associate, 1999-2000; **Staff Architect**, 1998-1999

1994-1997 **Booth Hansen Architects**, Chicago, IL
Intern Architect

1993 **Renzo Piano Building Workshop**, Paris, France
Intern Architect